

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 57842

Pasquale Coppola

925 Cromwell Bridge Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on June 16, 2009, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property known as 925 Cromwell Bridge Road, 21286.

On May 28, 2009, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O' Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on March 30, 2009 requiring application by April 30, 2009. Respondent filed an application with a \$50 fee on April 14, 2009. On April 17, 2009, Rental Registration Program Administrator Kathy O'Donnell sent Respondent a letter notifying that the application could not be processed because the Baltimore County Rental License Inspection Sheet with attached photos was not included.

B. This Citation was issued on May 28, 2009. Review of the file shows no further contact or response from the property owner. Baltimore County law requires landlords to obtain a valid Rental Housing License before a residential property may be rented.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be REDUCED to \$100.00 (one hundred dollars) if Respondent obtains a valid rental housing license by July 17, 2009. After that date, rental without the required license may result in additional Citations with civil penalty.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 22nd day of June 2009.

Signed: ORIGINAL SIGNED

Margaret Z. Ferguson
Baltimore County Hearing Officer

